



## Flat 56 Lawdley Road

Coleford, GL16 8SB

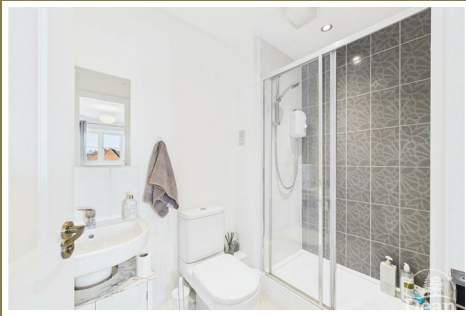
£180,000





\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are delighted to present this immaculately presented two bedroom first floor flat situated near Coleford town centre. This property offers a spacious open plan kitchen/living area with a newly fitted wood burner being the focal point of the room, two sizeable bedrooms, with the master having an en-suite, a modern family bathroom, off road parking and a secure communal storage area outside.

Being situated in Lawdley Road, you are walking distance away from Coleford town center where you will find a variety of amenities such as supermarkets, doctor surgeries, independent businesses, cafes, free houses, bus links and much more!!



Approached via communal area with stairs leading to flat on first floor into:

**Communal Entrance Hallway:**

22'0" x 8'2" (6.72m x 2.49m)

Double panelled, smoke alarm, storage cupboard, power and lighting.

**Kitchen/Lounge**

13'1" x 20'10" (3.99m x 6.37m)

A newly fitted modern kitchen with base, wall and drawer units, American walnut worktops, Belfast sink, integrated oven, four ring electric hob, extractor hood, cupboard housing boiler, a washing machine, space for a fridge/freezer, UPVC double glazed window, newly fitted wood runner, UPVC double glazed patio doors with field views.

**Bedroom One:**

11'8" x 10'5" (3.57m x 3.19m)

UPVC double glazed window, double panelled radiator, power and lighting.

**Ensuite:**

4'7" x 8'3" (1.42m x 2.54m)

Walk in shower with glass sliding door, pedestal sink, W.C, shavers socket, double panelled radiator, lighting.

**Bedroom Two:**

8'2" x 8'1" (2.49m x 2.48m)

Upvc double glazed window, double panelled radiator, newly fitted sharps wardrobes, power and lighting.

**Bathroom:**

7'0" x 6'2" (2.15m x 1.88m)

Panelled bath with mixer tap and shower attachment, W.C., wash hand basin, LED spotlights, extractor fan, double panelled radiator.

**Outside:**

The property comprises of a private parking space for one vehicle and a communal storage area.



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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.



Road Map



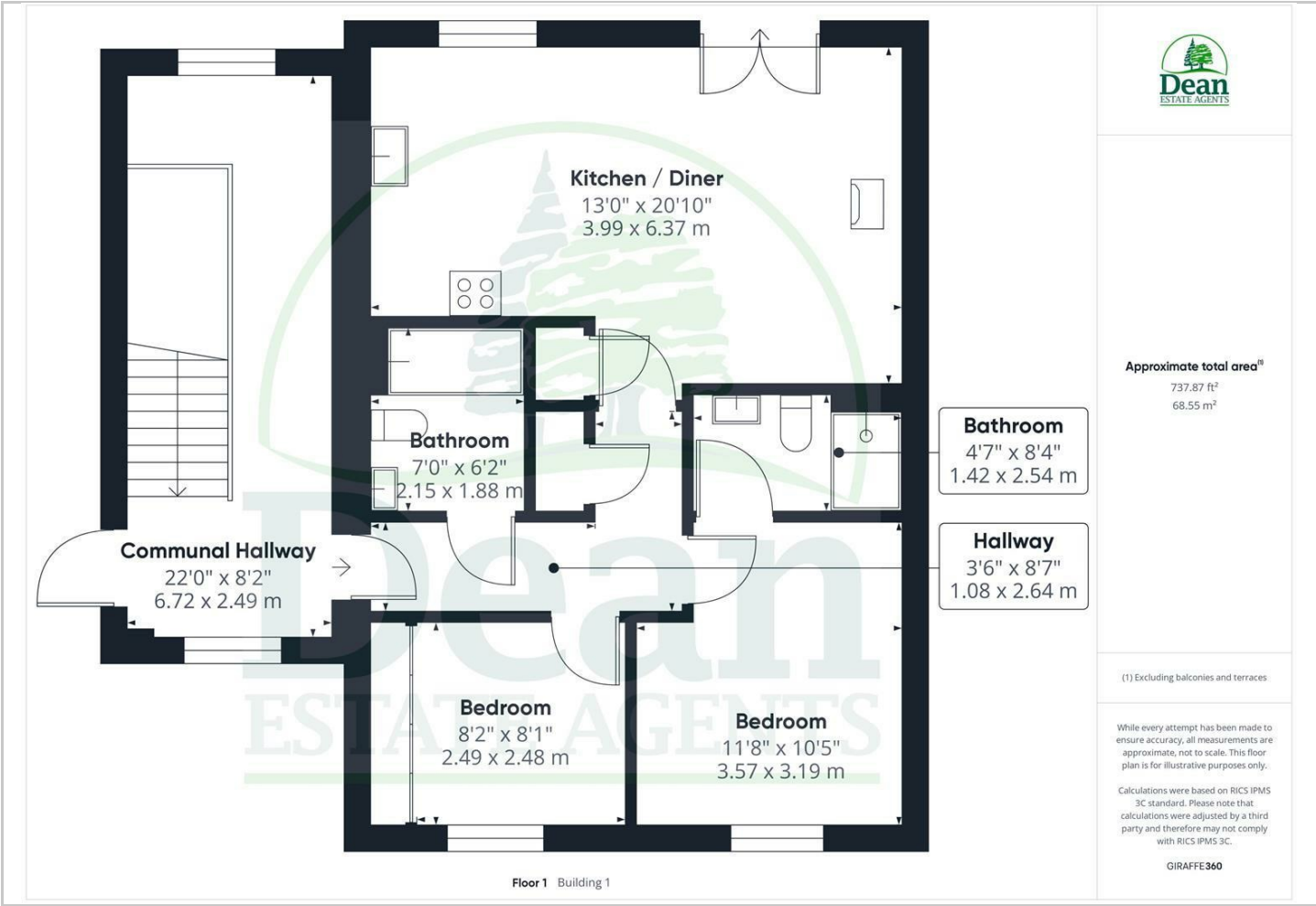
Hybrid Map



Terrain Map



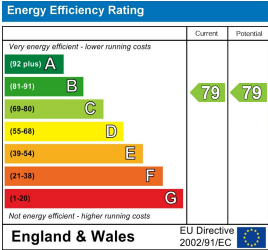
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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